

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

FINAL

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**April 15, 2003
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hopfan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff, presentation of an ordinance amending Chapter 35 of the City Code by amending Section 35-304 pertaining to the "Official Zoning Map" to establish Gateway Corridor District 1 (GC-1) an overlay district located along IH-10 West between UTSA Blvd and the San Antonio City Limits and zoning case recommendations for April 15, 2003, at 11:30 A.M. "C" Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Briefing on Southside Initiative Plan.
6. Director's Report.
7. Approval of April 1, 2003 Minutes.
8. Z2003050 City of San Antonio, Blanco Road and Cadillac Drive. (*City Council 9*)
9. Z2003055 Housing 2000, Inc., 12000 Block of Vance Jackson Road. (*City Council 8*)
10. Z2003067 City of San Antonio, Alamo Viewshed. (*City Council 1*)
11. Z2003065 City of San Antonio, West Myrtle to the south, San Pedro to the east, Hildebrand to the north and the Union Pacific Railroad tracks to the west, Public hearing and consideration of an ordinance amending Chapter Thirty-five of the City Code by amending Section 35-304 pertaining to "Official Zoning Map" to establish Neighborhood Conservation District 2 (NCD-2) Overlay District located in the Alta Vista neighborhood, and to provide for a Neighborhood Conservation Plan. (*City Council 1*)

12. Z2003051 City of San Antonio, IH 35 and Lexington Avenue/4th Street on the north, IH 37 on the east, Market and Nueva on the south and Camaron Street on the west. (*City Council 1*)
13. Z2003021 A C City of San Antonio, 2646 Menchaca Street on the south and east of 29th Street. (*City Council 7*)
14. Z2003021 B C City of San Antonio, 643 Blue Ridge Street on the north and east of North General McMullen. (*City Council 7*)
15. Z2003033 C Barbara Brown, 8203 Leslie Road. (*City Council 8*)
16. Z2003035 C David Pleasant, 418 Haverford Drive. (*City Council 10*)
17. Z2003036 Earl & Brown, P. C., South of Marbach Road between Hunt Lane and South Ellison Drive. (*City Council 4*)
18. Z2003049 Exxon Mobil Oil Corp., 4430 IH 10 East. (*City Council 2*)
19. Z2003052 James B. Manley, P. C., 2361 Cielo Vista Drive. (*City Council 8*)
20. Z2003053 S Southside Credit Union, 1017 Alamo Street S. (*City Council 1*)
21. Z2003054 JRJAH, Ltd., 7900 Block of IH 410 Southwest and 5800 Block of Ray Ellison Drive. (*City Council 4*)
22. Z2003056 City of San Antonio, Historic Preservation Office, 2515 Blanco Road. (*City Council 1*)
23. Z2003057 City of San Antonio, Historic Preservation Office, 721 West Poplar Street. (*City Council 1*)
24. Z2003058 Larry Cannon, 6540 Eckhert Road. (*City Council 7*)
25. Z2003059 S Cobprop Properties, Inc., Garden Brook and Horal Drive. (*City Council 6*)
26. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
27. **ADJOURNMENT.**

FINAL

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO Z2003021 A C

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 15, 2003

Postponed from March 4th, 2003 continued from April 1, 2003 for a conditional use

Council: 7

Ferguson: 615 D2

FINAL

Applicant:

City of San Antonio

Owner:

Nerio, Sonya F. and Gloria R. Guarnero

Zoning: "MF-33" Multi-family District to "R-6" Residential Single-Family District or "R-6" C Residential Single-Family District with a Conditional Use to allow a two-family dwelling (duplex).

Property: Lot 2, Block 10, NCB 9260

2646 Menchaca Street, on the south side of Menchaca Street east of 29th Street

Individual lot within the large area rezoning in District 7-Area A which is bound by Culebra Road to the north, 24th Street to the east, Commerce Street to the south, and San Joaquin to the west.

Proposal: To protect the established residential single-family neighborhood.

Neighborhood Association: Prospect Hill Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of "R-6" C and Approval of "R-6". The subject property is an individual lot postponed from the large area rezoning case considered and presented before the Zoning Commission on March 4, 2003. The goal of the large area rezoning case is to rezone properties occupied by uses incompatible with the current zoning. The vast majority of the property in the neighborhood area contains single-family homes and vacant lots and parcels zoned "MF-33", "C-2", and "I-1". Rezoning the properties to a single-family residential classification will discourage further multifamily, commercial, and industrial encroachment into the neighborhood and will promote future and continued single-family home ownership. The subject property owner is opposed to the proposed rezoning to R-6. The owner intends to convert the existing single-family home into a duplex in the future. Retaining the existing zoning on this lot would result in an incompatible "MF-33" tract and would encourage future encroachment of multi-family development into the neighborhood. A duplex on the subject lot would be contrary to the existing single-family residential character of immediately adjacent properties and the neighborhood overall.

CASE MANAGER: Chris Looney 207-5889

FINAL
CULEBRA ST

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-021 A C

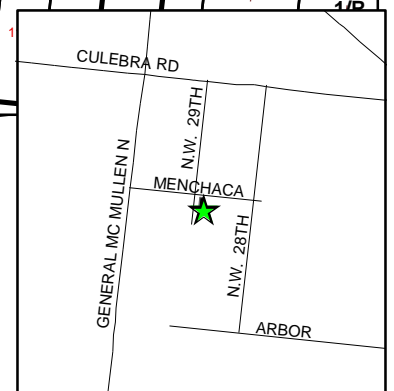
City Council District NO. 7
Requested Zoning Change
From: "MF-33" To "R-6" or "R-6 C"
Date: April 15, 2003
Scale: 1" = 200'

Subject Property
200' Notification

T-20
p.615
D-2



C:\APR_1_2003



CASE NO Z2003021 B C

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 15, 2003

Postponed from March 4th, 2003 continued from April 1, 2003 for a conditional use

Council: 7

Ferguson: 615 D2

FINAL

Applicant:

City of San Antonio

Owner:

Garcia, Sergio M & Enfrocina

Zoning: "MF-33" Multi-Family District and "I-1" Industrial District to "R-6" C Residential Single-Family District with a Conditional Use to allow a weight-loss.

Property: Lot 16, Block 5, NCB 9255

643 Blue Ridge Street, on the north side of Blue Ridge Street east of North General McMullen.

Individual lot within the large area rezoning in District 7-Area A which is bound by Culebra Road to the north, 24th Street to the east, Commerce Street to the south, and San Joaquin to the west.

Proposal: To protect the established residential single-family neighborhood.

Neighborhood Association: Prospect Hill Neighborhood Association

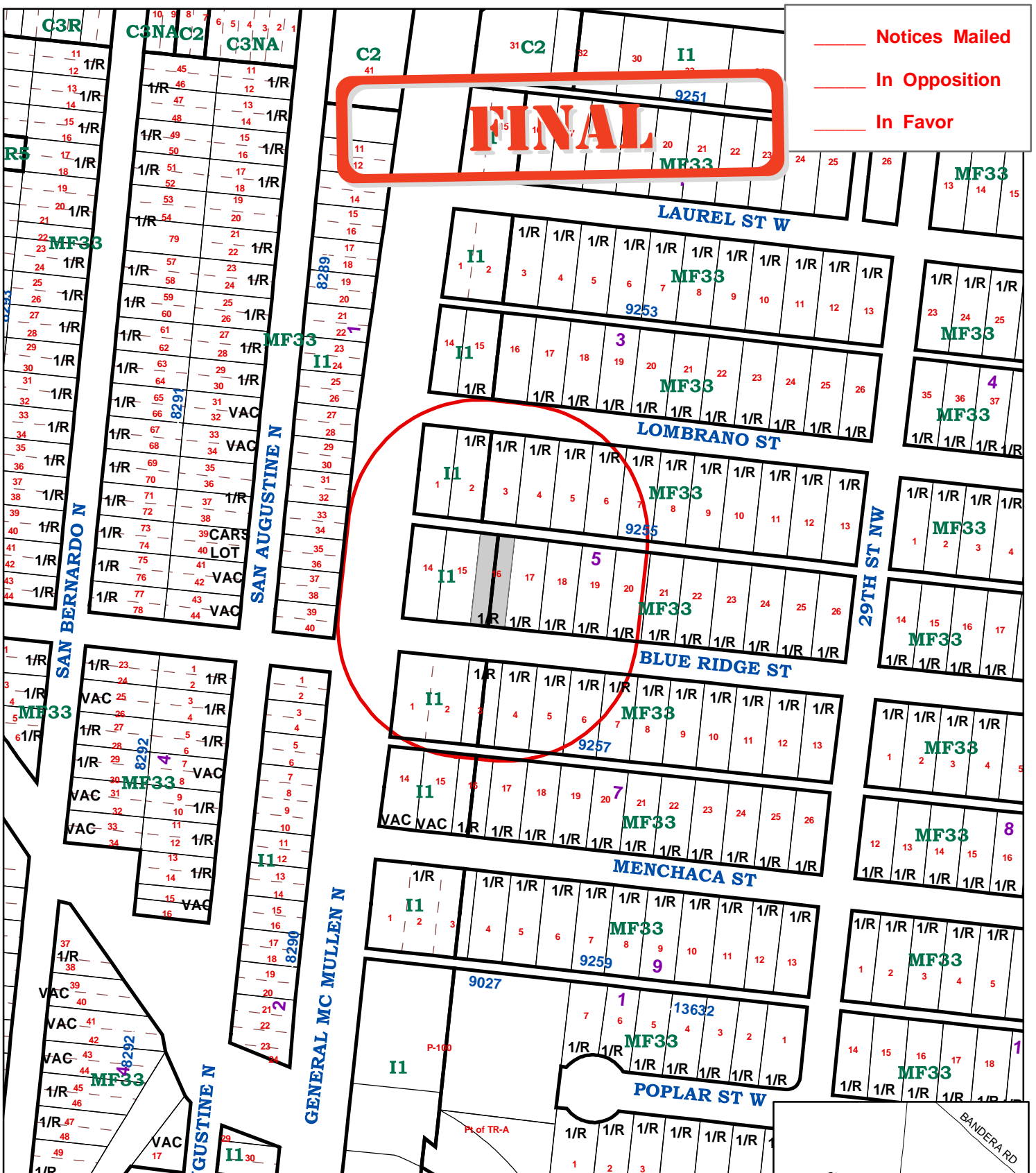
Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is an individual lot postponed from the large area rezoning case considered and presented before the Zoning Commission on March 4, 2003. The goal of the large area rezoning case is to rezone properties occupied by uses incompatible with the current zoning. The vast majority of the property in the neighborhood area contains single-family homes and vacant lots and parcels zoned "MF-33", "C-2", and "I-1". Rezoning the properties to a single-family residential classification will discourage further multifamily, commercial, and industrial encroachment into the neighborhood and will promote future and continued single-family home ownership. During the initial land use study of the area, the subject property was thought to be occupied by a single-family home. However, staff later realized the lot is occupied by a legal conforming use under the zoning code. Rezoning the subject lot to R-6 C would meet the objectives and goals of the large area rezoning effort. An appropriate transition would be created between the residential uses to the east and commercial uses to the west on a lot, which is currently, zoned half industrial and half

CASE MANAGER: Chris Looney 207-5889



ZONING CASE: Z2003-021 B C

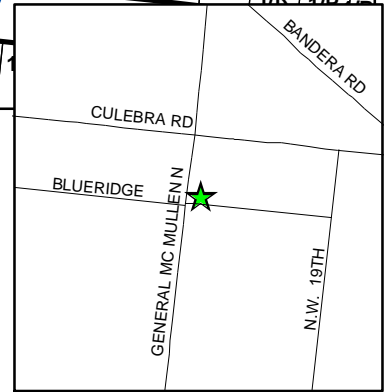
City Council District NO. 7
 Requested Zoning Change
 From: "MF-33 & I-1" To "R-6 C"
 Date: April 15, 2003
 Scale: 1" = 200'

T-20
p.615
D-2

Subject Property

200' Notification

C:\APR_15_2003



CASE NO Z2003033 C

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 15, 2003

Continued from March 18th, 2003 continued from April 1, 2003 for a conditional use

Council: 8

Ferguson: 546 C-8

FINAL

Applicant:

Barbara Brown

Owner:

Gene & Barbara Brown

Zoning: "R-6" Residential Single Family District to "C-2NA" C Commercial Nonalcoholic Sales District with a Conditional Use to allow auto repair.

Property: 0.851 of an acre out of NCB 16051

8203 Leslie Road

On the west side of Leslie Road north of Shaenfield Road

Proposal: To allow commercial development such as auto repair.

Neighborhood Association: None

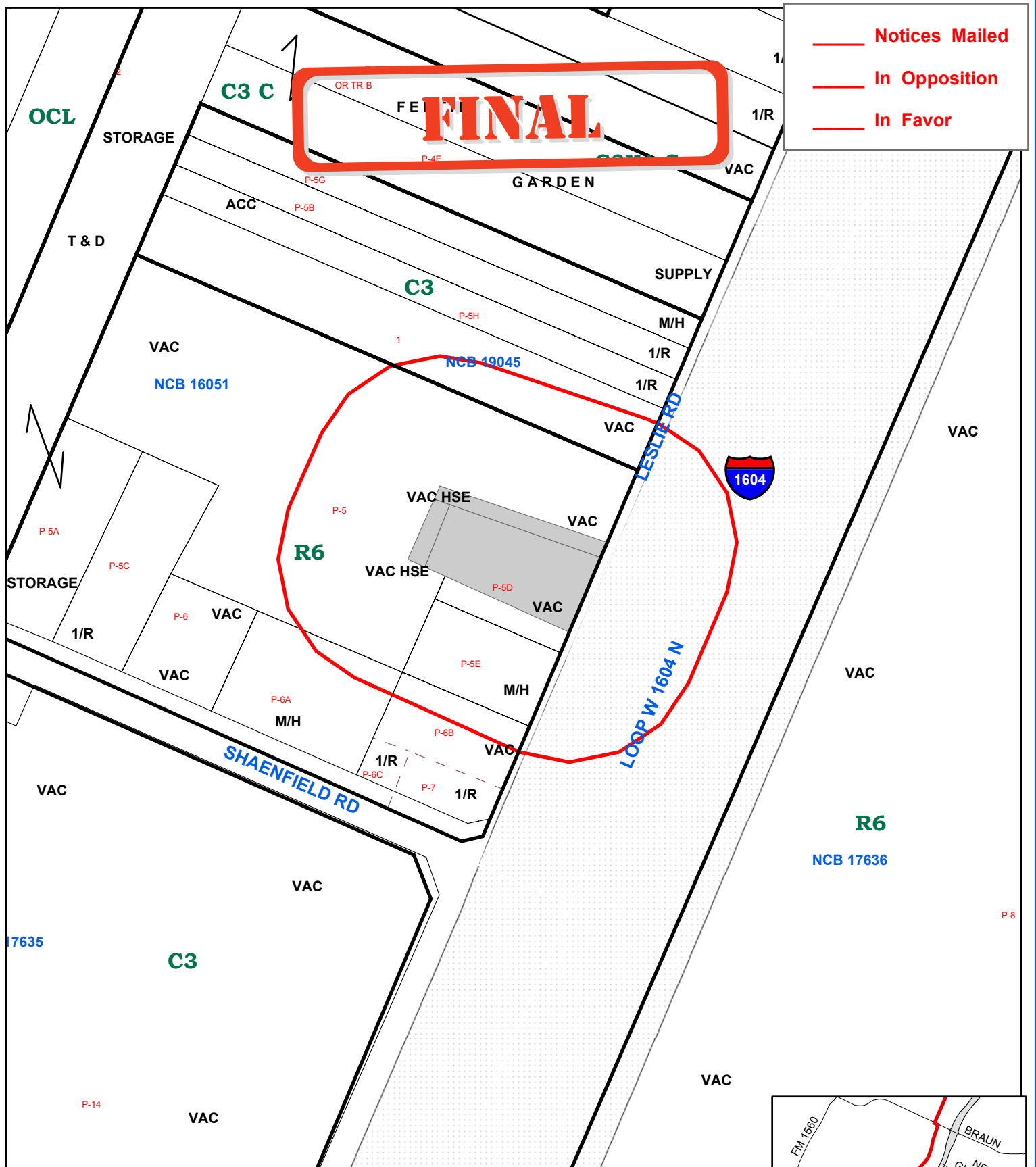
Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The vacant subject tract fronts Leslie Road which, at this location, acts as a two-way frontage road for Loop 1604. The subject property is completely surrounded by "R-6" Residential Single-Family zoning. Residential uses are scattered throughout the general vicinity, including adjacent property to the south and west. Commercial zoning classifications such as the one requested in this case are encouraged at intersections of major arterials. While Shaenfield Road is proposed to eventually be a secondary arterial, the subject site is separated from it by residentially zoned tracts, making "C-2NA" C at this location incompatible with surrounding uses and zoning. Commercializing thoroughfares in such a piecemeal fashion is also inappropriate planning practice. If the requested rezoning were approved, an island of commercial zoning would be situated adjacent to existing residences.

CASE MANAGER: Chris Looney 207-5889



ZONING CASE: Z2003-033 C

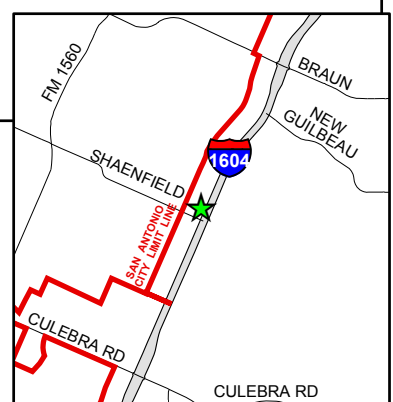
City Council District NO. 8
 Requested Zoning Change
 From: "R-1" To "C-2 NA C"
 Date: April 15, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

T-8
 p.546
 C-8



C:\MAR_18_2003



CASE NO Z2003035 C

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 15, 2003

Continuance from March 18, 2003 and April 1, 2003

Council: 10

FINAL

Ferguson: 551 E7

Applicant:

David Pleasant

Owner:

David Pleasant

Zoning: "R-6" Residential Single-Family District to "R-6" C Residential Single-Family District with conditional use for a real estate office.

Property: Lot 16, Block 2, NCB 12452

418 Haverford Drive

Southwest corner of Haverford Drive and Nacogdoches Road

Proposal: Proposed Real Estate Office

Neighborhood Association: None

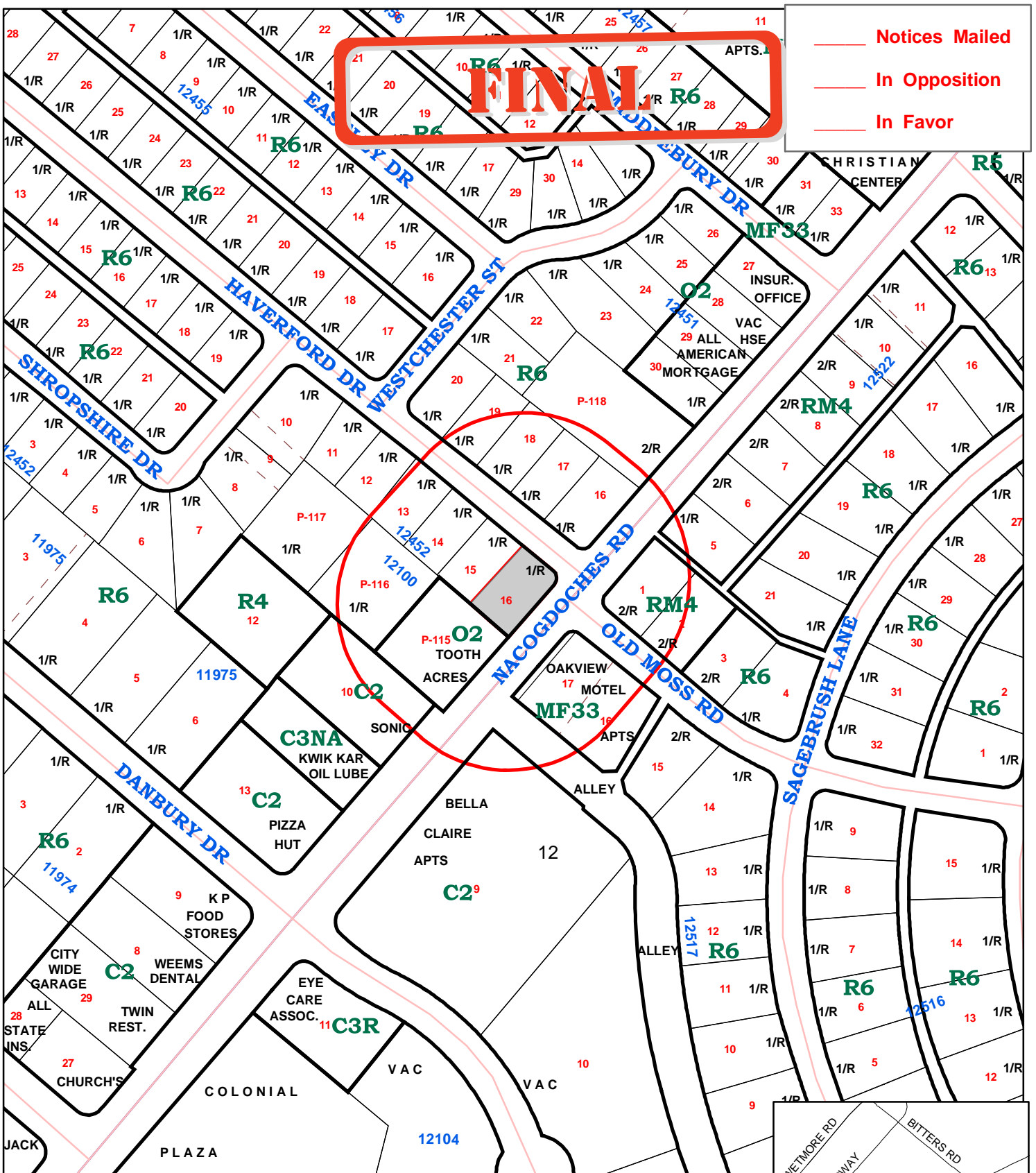
Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. This site is an integral part of an existing neighborhood. An office at this location may start an undesirable trend of commercial development that can be harmful to the neighborhood. Commercial zoning such as "C-1" Commercial District or "NC", Neighborhood Commercial is not appropriate at this location because of the relationship of the site to the neighborhood.

CASE MANAGER: Fred Kaiser 207-7942

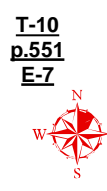


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

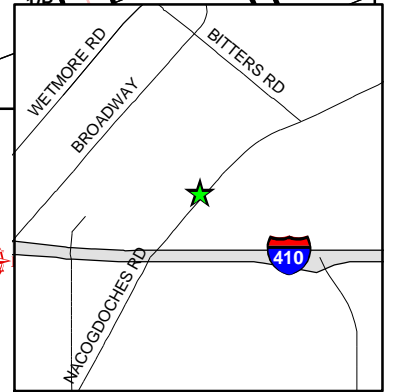
ZONING CASE: **Z2003-035 C**

City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To "R-6 C"
 Date: April 15, 2003
 Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification



C:\MAR_18_2003



CASE NO Z2003036

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 15, 2003

Continued from March 18th, 2003 continued from April 1, 2003

Council: 4

Ferguson: 612 F6

FINAL

Applicant:

Earl & Brown, P.C.

Owner:

RR Group, Ltd.; Contact: Israel Fogiel, President

Zoning: "MF-33" Residential Multi-Family District, "C-3R" Commercial Restrictive Alcoholic Sales District, and "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on the southern 46.04 acres, AND from "R-6" Residential Single-Family District to "C-2" Commercial District on the northern.

Property: 79.335 acres out of NCB 18159

On the south side of Marbach Road between Hunt Lane and South Ellison Drive.

Proposal: To develop a single-family residential subdivision with commercial frontage along Marbach Road

Neighborhood Association: Adams Hill Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Level Two Traffic Impact Analysis was provided for the subject property. The TIA concluded that considering proposed driveways and current roadway construction projects, they recommend certain roadway improvements to be provided by the developer.

Staff Recommendation:

Approval. The large, vacant subject tracts lie on the south side of Marbach Road, west of Hunt Lane near the western city limits. Commercial zoning and uses are situated on the north side of this segment of Marbach Road; residential uses lie to the northwest. The proposed residential zoning, which includes a down zoning of a portion of a "C-3 R" zoned tract to "R-5", would provide an appropriately tiered residential density for the area. The proposed "C-2" would be appropriately situated across the street from existing comparable commercial zoning.

CASE MANAGER: Chris Looney 207-5889

CASE NO Z2003049

Final Staff Recommendation - Zoning Commission

Elvin J. Gant, Jr. 207-5876

Date: April 15, 2003

Council: 2

Ferguson: 618 B6

FINAL

Applicant:

Exxon Mobil Oil Corp. c/o Civil
Engineering Consultants

Owner:

George Harris DBA Harris Park

Zoning: "I-1" General Industrial District to "C-3" General Commercial District.

Property: 0.32 acres out of NCB 10616

4430 IH 10 East

Proposal: To construct and operate a drive-through car wash facility.

Neighborhood Association: None

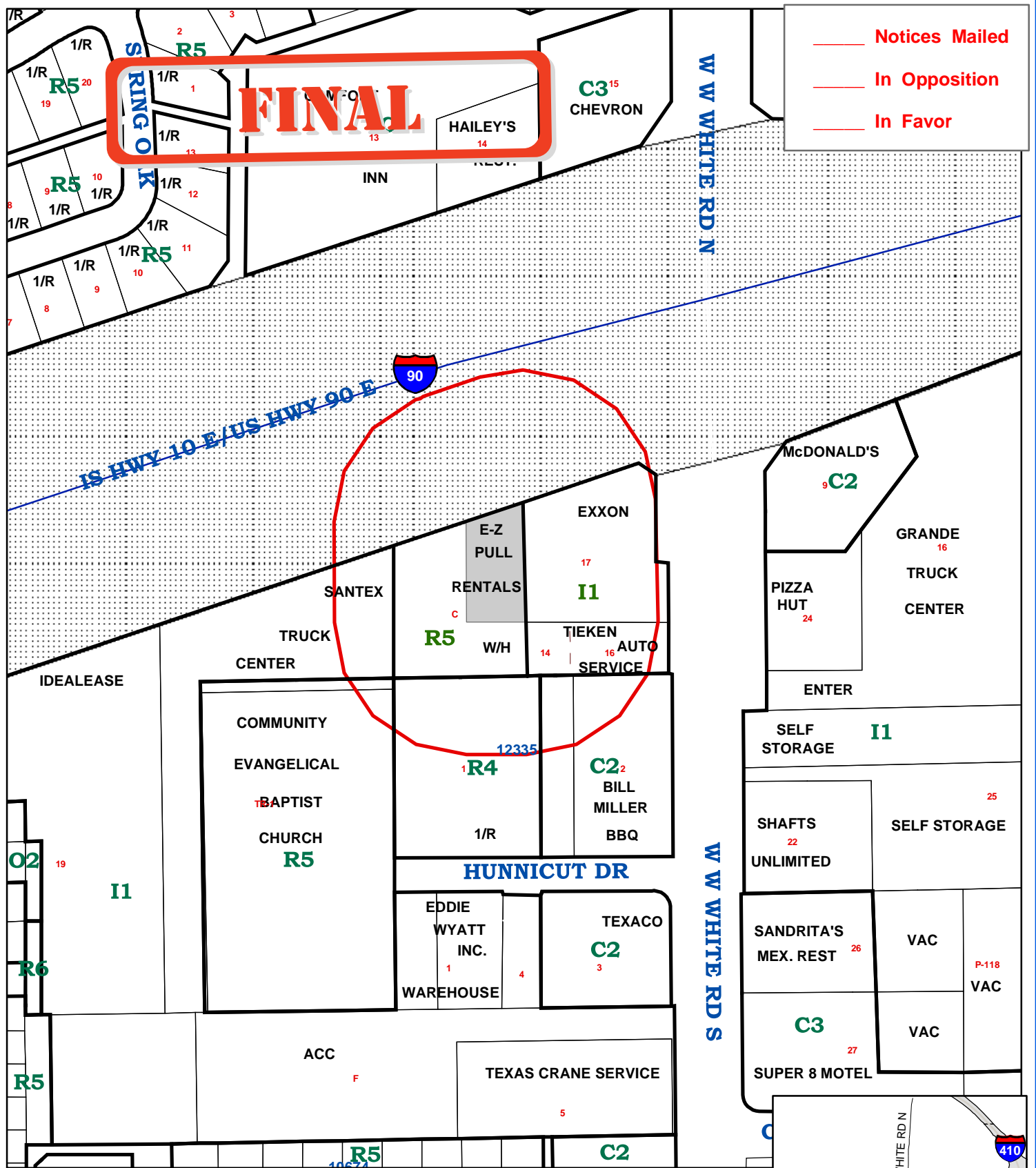
Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property is located off IH 10 east and WW White Road, which are major thoroughfares. It's staff contention that major thoroughfares are ideal locations for General Commercial zoning. There is "I-1" zoning to the west and east of the property in question. The requested zoning is in keeping with emerging zoning scheme of the area.

CASE MANAGER: Elvin J. Gant, Jr. 207-5876



CASE NO Z2003050

Final Staff Recommendation - Zoning Commission

Richard Ramirez 207-5018

Date: April 15, 2003

Council: 9

Ferguson: 516 B-7

FINAL

Applicant:

City of San Antonio

Owner:

Multiple Property Owners

Zoning: "R-6" Residential Single-Family District and "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "RE" Residential Estate District and "RE" ERZD Residential Estate Edwards Recharge Zone District.

Property: Blanco Road and Cadillac Drive

As per exhibit map

Proposal: Maintain the character of the neighborhood.

Neighborhood Association: Cadillac Drive Neighborhood Association

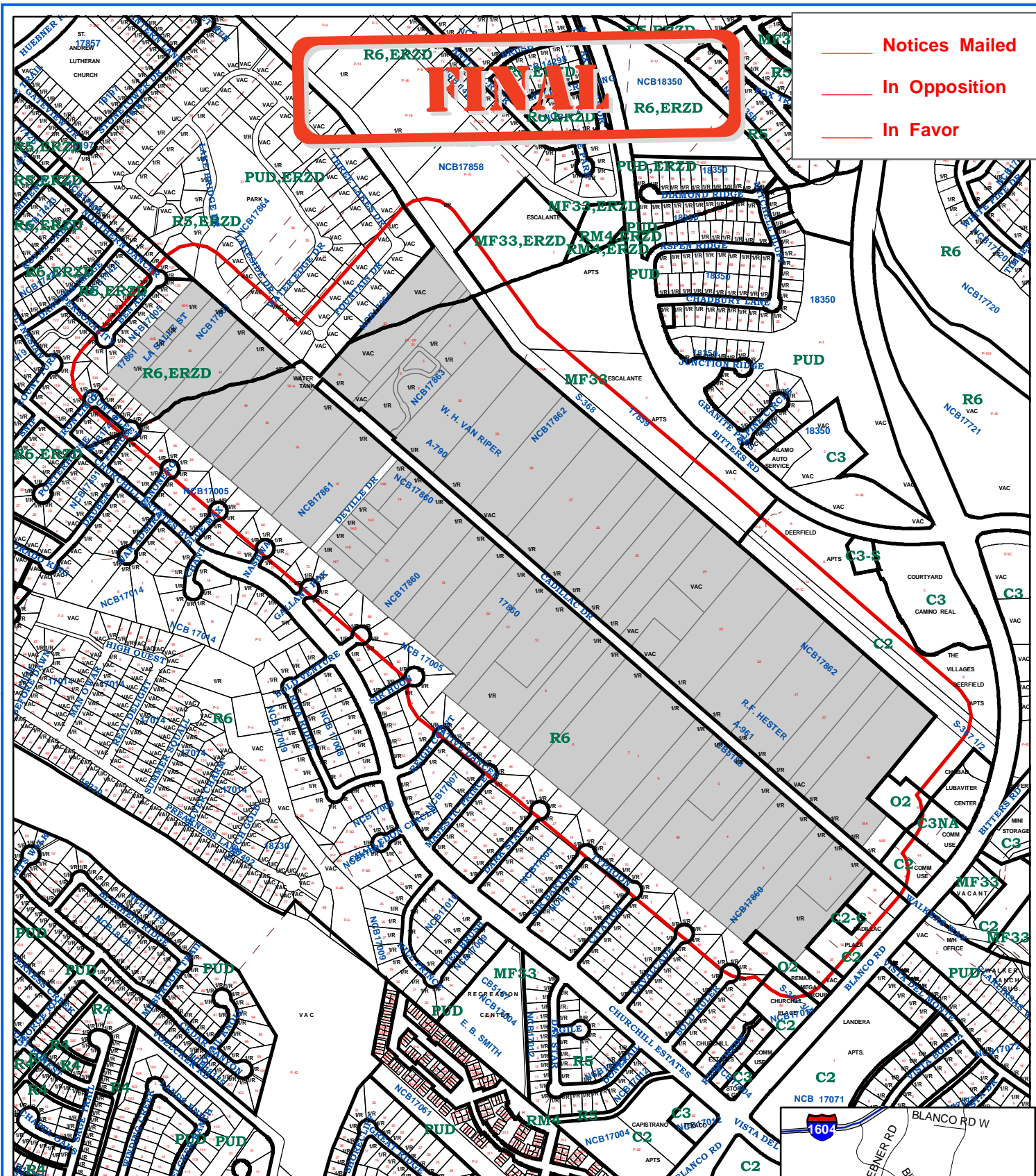
Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Those properties along Cadillac Drive are currently zoned "R-6". Most of the lots exceed one (1) acre in size. In order to maintain the character of the neighborhood, a rezoning is recommended to change the zoning to "RE" Residential Estate District. The "RE" District limits the property to single family dwellings with a minimum lot size of one (1) acre. This will ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding area.

CASE MANAGER: Richard Ramirez 207-5018



ZONING CASE: Z2003-050

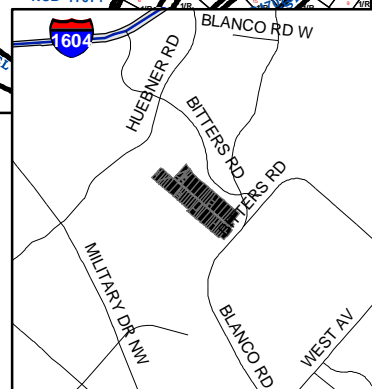
City Council District NO. 9
 Requested Zoning Change
 From: R-6 & R-6 ERZD To RE & RE ERZD
 Date: April 15, 2003
 Scale: 1" = 750'

Subject Property
 200' Notification

T-9
 p.516
 B-7



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CASE NO Z2003051

Final Staff Recommendation - Zoning Commission

Richard Ramirez 207-5018

Date: April 15, 2003

Council: 1

Ferguson: 616 D6

FINAL

Applicant:

City of San Antonio

Owner:

Multiple Property Owners

Zoning: "I-1" Industrial District, "I-1 RIO 2 and 3" Industrial River Improvement Overlay District and "H I-1 RIO 2 and 3" Historic Industrial River Improvement Overlay District to "D" Downtown District, "D RIO 2 and 3" Downtown River Improvement Overlay District and "H D" RIO 2 and 3 Historic Downtown River.

Property: An area generally bounded by I.H. 35 and Lexington Avenue/4th Street on the north, I.H. 37 on the east, Market and Nueva on the south and Camaron Street

As per exhibit map

Proposal: It is the goal of the City to rezone those properties that are incompatible with the current zoning.

Neighborhood Association: Downtown Neighborhood Association, Five Points and Tobin Hill Neighborhood Association

Neighborhood Plan: Down Town Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. It is the goal of the City to rezone those properties that are incompatible with the current zoning. When the 2001 Unified Development Code was adopted many sections of the downtown area that were previously zoned "I" Business District under the 1938 code were converted to "I-1" Industrial District. As a result, many of the uses in the area were zoned inappropriately. In order to alleviate this situation it is important that this area be rezoned to the "D" Downtown District.

CASE MANAGER: Richard Ramirez 207-5018

CASE NO Z2003052

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 15, 2003

Council: 8

Ferguson: 479 F3

FINAL

Applicant:

James B. Manley, P.C.

Owner:

James Manley

Zoning: "R-6" Residential Single-Family District to "C-2" Commercial District.

Property: Lot 2, NCB 34730

23611 Cielo Vista Drive

Proposal: To open a general merchandise retail facility.

Neighborhood Association: Cielo Vista Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. This property is adjacent to office development and has existing "C-3", "C-2" and "O-2" zoning to the south. This zoning will complete the commercial node at I.H. 10 and Boerne Stage Road.

CASE MANAGER: Fred Kaiser 207-7942

CASE NO Z2003053 S

Final Staff Recommendation - Zoning Commission

Elvin J. Gant, Jr. 207-5876

Date: April 15, 2003

Council: 1

Ferguson: 616 E7

FINAL

Applicant:

Southside Credit Union

Owner:

Southside Credit Union

Zoning: H "RM-4" Historic Residential Mixed Historic District to "HN" C S Historic Neighborhood Commercial District with Specific Use Authorization for a bank without a drive-through facility.

Property: Lot 5, Block 3, NCB 744

1017 Alamo Street S

Proposal: To construct and operate a credit union banking facility

Neighborhood Association: King William Neighborhood Association

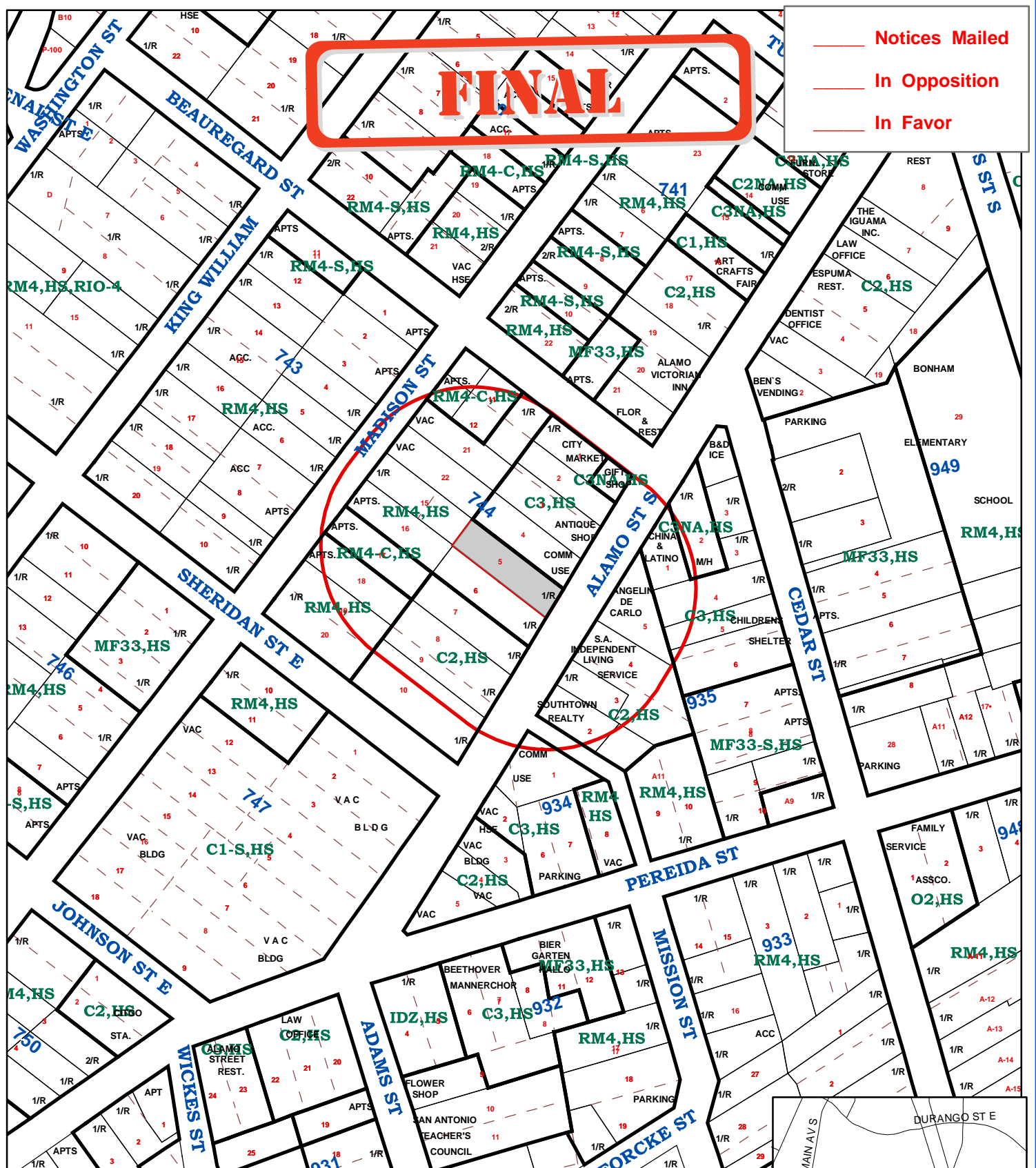
Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed zoning supports the Downtown Neighborhood Plan for "mixed use" in this area. The abutting property to the east of subject property has existing commercial use and zoning. There is also commercial zoning and use of properties to the south. Placement of a credit union banking facility on the property in question would be in keeping with the emerging developmental scheme of the area. The proposed credit union banking facility would be compatible with other commercial uses of properties in the neighboring community.

CASE MANAGER: Elvin J. Gant, Jr. 207-5876

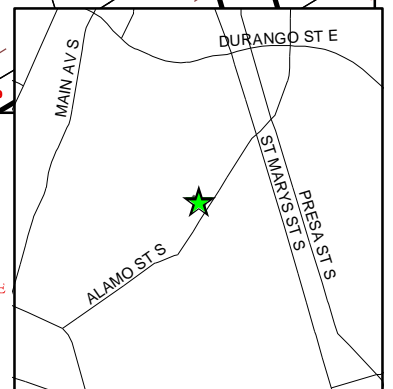


ZONING CASE: Z2003-053 S

City Council District NO. 1
Requested Zoning Change
From: "H RM-4" To "H NC S"
Date: April 15, 2003
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

T-17
p.616
E-7



CASE NO Z2003054

Final Staff Recommendation - Zoning Commission

Pedro Vega 207-7980

Date: April 15, 2003

Council: 4

Ferguson: 647 F7

FINAL

Applicant:

JRJAHA, LTD. Attn John W. Feik

Owner:

John W. Feik

Zoning: "C-2" Commercial District, "C-3" Commercial District and "MF-33" Multi-Family District to "R-5" Residential Single-Family District.

Property: 39.431 acre tract of land out of NCB 15228

7900 block of IH 410 Southwest and 5800 block of Ray Ellison Drive

Southeast quadrant Ray Ellison Drive and IH 410 southwest

Proposal: Residential Single-Family development to consist of about 214 lots

Neighborhood Association: People Active In Community Effort (P.A.C.E.)

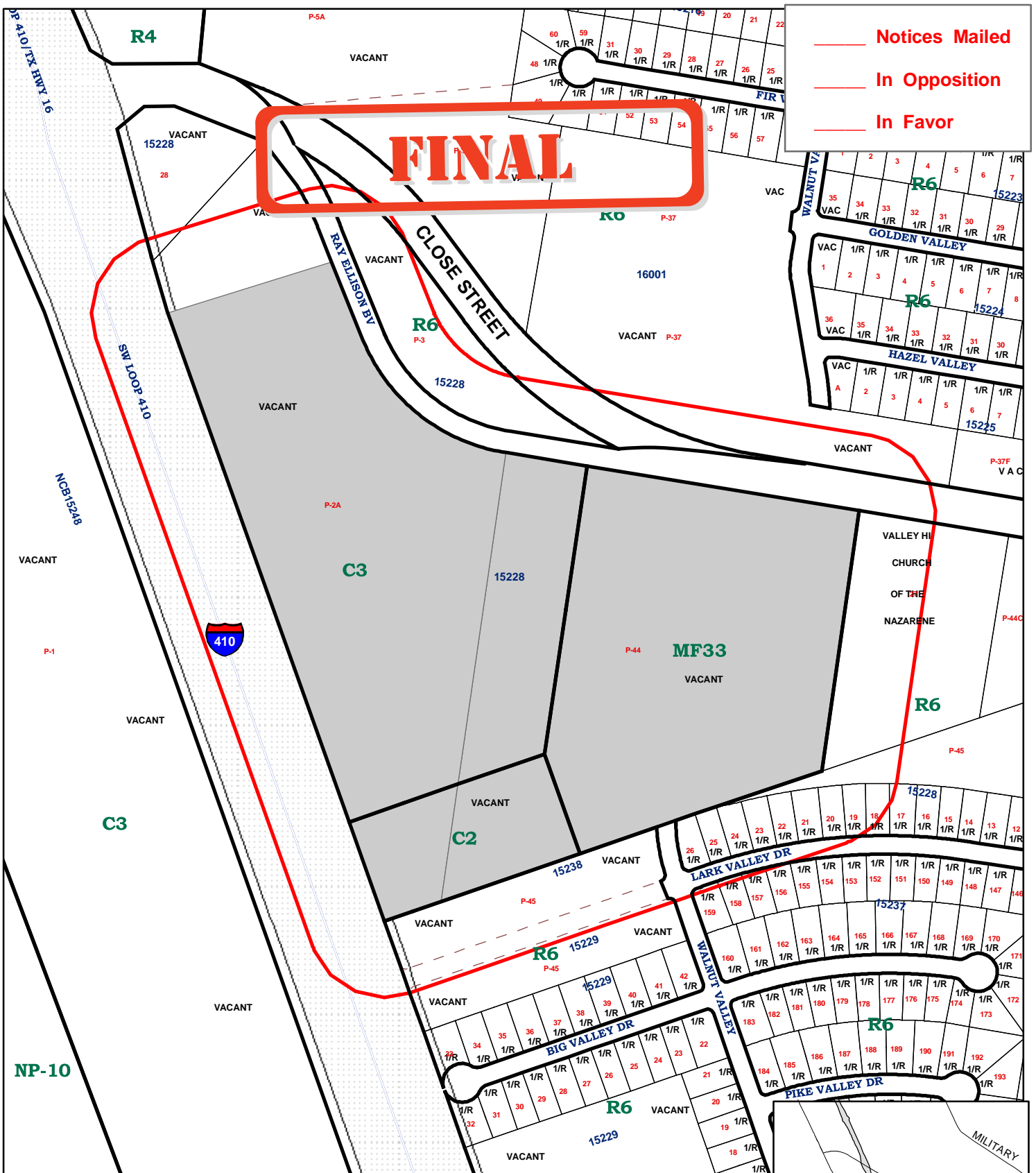
Neighborhood Plan: None

TIA Statement: A Level 1 traffic impact analysis is required.

Staff Recommendation:

Approval. The "R-5" Residential Single-Family District is a substantial down zoning from the existing "C-2" Commercial District and "C-3" Commercial District. "R-6" Single-Family Residential District is to the east and north of the subject property. The "R-5" Residential Single-Family District would be an appropriate zoning classification and transition for the 39.431 acre tract. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community.

CASE MANAGER: Pedro Vega 207-7980

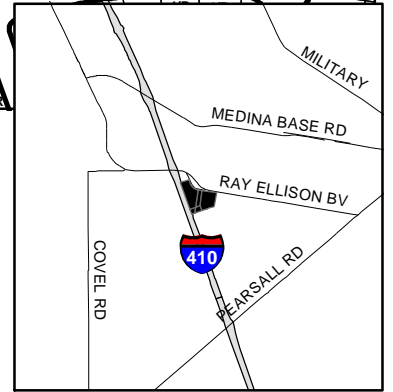


ZONING CASE: Z2003-054

City Council District NO. 4
Requested Zoning Change
From: "MF-33,C-3,C-2" To "R-5"
Date: April 15, 2003
Scale: 1" = 350'

Subject Property
200' Notification

T-15
p.647
F-6



CASE NO Z2003055

Final Staff Recommendation - Zoning Commission

Elvin J. Gant, Jr. 207-5876

Date: April 15, 2003

Council: 8

Ferguson: 548 F2

FINAL

Applicant:

Housing 2000, Inc

Owner:

Huebner Land Partnership, Ltd

Zoning: "C-3" ERZD General Commercial Edwards Recharge Zone District and "I-1" ERZD General Industrial Edwards Recharge Zone District to "MF-25" ERZD Multi-Family Edwards Recharge Zone District.

Property: 18 acres out of NCB 14857

12000 Block of Vance Jackson Road

Proposal: To construct a Multi-Family complex

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is required.

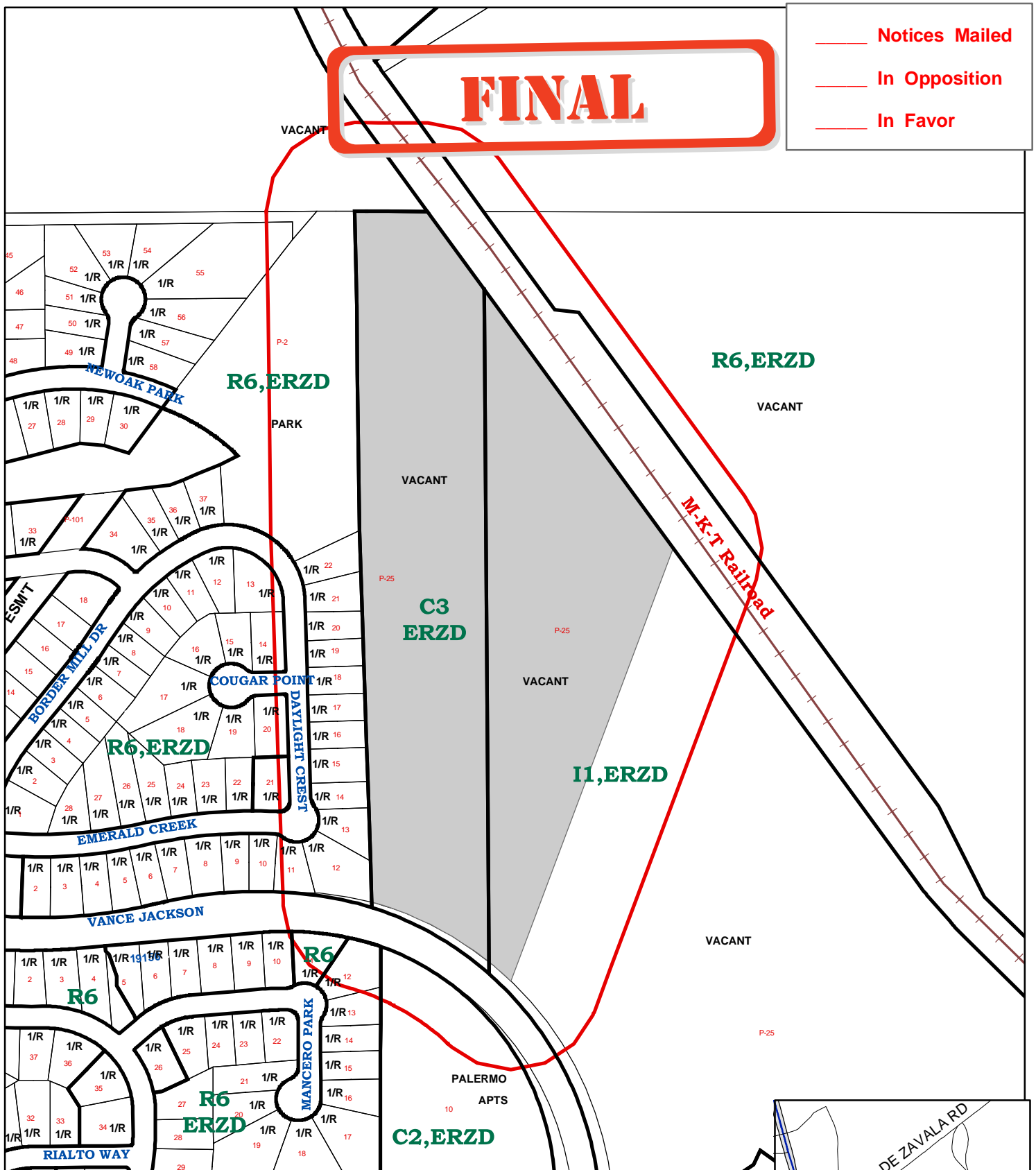
Staff Recommendation:

Approval. The abutting property to the west of subject property has existing residential use and zoning. There is also an existing nonconforming apartment complex to the south. The requested MF-25 zoning is compatible with other residential uses of properties in the neighboring area, and will have no adverse.

CASE MANAGER: Elvin J. Gant, Jr. 207-5876

FINAL

- Notices Mailed
- In Opposition
- In Favor



ZONING CASE: Z2003-055

City Council District NO. 8
Requested Zoning Change

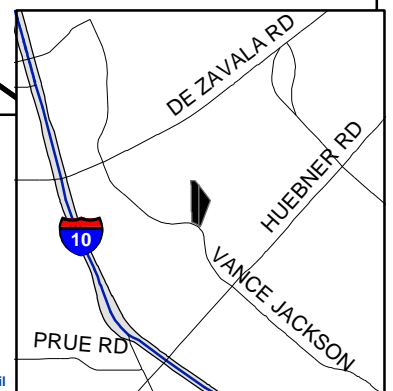
From: "C-3 ERZD, I-1ERZD" To "MF-25 ERZD" 200' Notification

Date: April 15, 2003

Scale: 1" = 300'

Subject Property

T-9
p.549
A-1



CASE NO Z2003056

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 15, 2003

Council: 1

Ferguson: 582 C6

FINAL

Applicant:

City of San Antonio, Historic Preservation Office

Owner:

San Antonio Housing Trust Investment Corporation

Zoning: To Designate Historic Significance

Property: Lot 23, Block A, NCB 8800

2515 Blanco Road

The west side of Blanco Road at West Olmos Drive

Proposal: To establish a finding of Historic Significant.

Neighborhood Association: Edison Neighborhood Association

Neighborhood Plan: North Central Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The North Central Neighborhood Plan indicates low density residential at this location. On March 19, 2003 the Historic and Design Review Commission recommended a finding of historic significance for this property. The residential building on the site meets the following sections of the city historic code criteria for landmark designation:

1. Section 35-607, B-1
2. Section 35-607, B-5
3. Section 35-607, B-8
4. Section 35-607, C-1c
5. Section 35-607, C-2a

The owner consents to the Historic Significant Designation.

CASE MANAGER: Fred Kaiser 207-7942

FINAL

Notices Mailed

In Opposition

In Favor

SACRAMENTO ST

SANTA MONICA

PASADENA ST

GRANT AV

SAN FRANCISCO

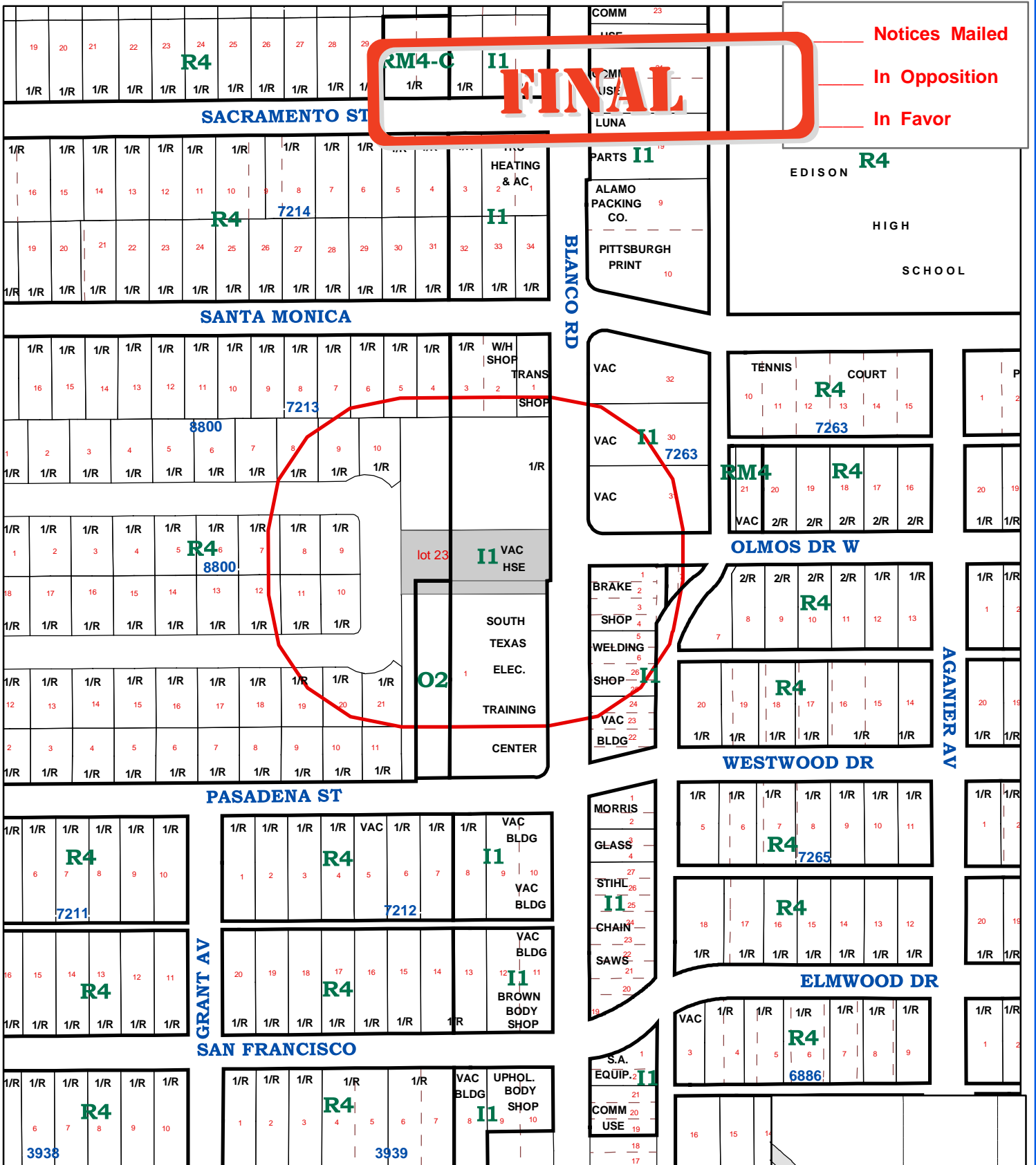
BLANCO RD

OLMOS DR W

WESTWOOD DR

ELMWOOD DR

AGANIER AV



ZONING CASE: Z2003-056

City Council District NO. 1
Requested Zoning Change
To Designate "Historic Significant"
Date: April 15, 2003
Scale: 1" = 200'

Subject Property

200' Notification

T-23
p.582
C-6



C:\APR_15_2003



CASE NO Z2003057

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 15, 2003

Council: 1

Ferguson: 616 D3

FINAL

Applicant:

City of San Antonio, Historic Preservation Office

Owner:

Richard and Ruth Vasquez

Zoning: To Designate Historic Significance

Property: West 39.3 Ft. of the East 73.0 Ft. of Lots 1, 2 & 3, NCB 680

721 West Poplar Street

The north side of W. Poplar Street approximately 72 feet east of Woodlief Street

Proposal: To establish a finding of Historic Significant.

Neighborhood Association: Five Points Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. On March 5, 2003 the Historic and Design Review Commission recommended a finding of Historic Significance for this property. The property qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

1. Section 35-607, B-1
2. Section 35-607, B-5
3. Section 35-607, C-1c
4. Section 35-607, C-2a

CASE MANAGER: Fred Kaiser 207-7942

CASE NO Z2003058

Final Staff Recommendation - Zoning Commission

Pedro G. Vega 207-7980

Date: April 15, 2003

Council: 7

Ferguson: 548 A7

FINAL

Applicant:

Larry Cannon

Owner:

Larry Cannon and Margaret

Zoning: "C-2" Commercial District to "C-3NA" Commercial Non-Alcoholic Sales

Property: Parcel 37B, Parcel 80 and Parcel 89, NCB 14618

6540 Eckhert Road

Southside of Eckhert Road, east of Abe Lincoln

Proposal: Auto sales lot

Neighborhood Association: Eckhert Crossing Association Inc. (Inactive), Alamo Farmsteads/Babcock Road
Neighborhood Association within 200 feet and North Hampton HOA within 200 feet.

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property is vacant and fronts Eckhert Road a secondary arterial. The property is surrounded by "C-3" Commercial District to the west, "C-2" Commercial District across Eckhert Road to the north and "R-6" Single-Family Residential District to the east and south of the subject property. The "C-3 NA" Commercial Non-alcoholic Sales District is encouraged at intersections of major arterials

CASE MANAGER: Pedro G. Vega 207-7980

CASE NO Z2003059 S

Final Staff Recommendation - Zoning Commission

Pedro Vega 207-7980

Date: April 15, 2003

Council: 6

Ferguson: 613 B6

FINAL

Applicant:

Cobprop Properties Inc.

Owner:

Charles Coben

Zoning: "R-6" Residential Single-Family District to "C-3NA" S Commercial Non-Alcoholic Sales District with a Specific Use Authorization for a mini-storage facility exceeding 2.5 acres.

Property: Lot 3, Block 2, NCB 17417

Garden Brook and Horal Drive

Southwest corner of Garden Brook and Horal Drive

Proposal: Mini-storage facility exceeding 2.5 acres.

Neighborhood Association: None

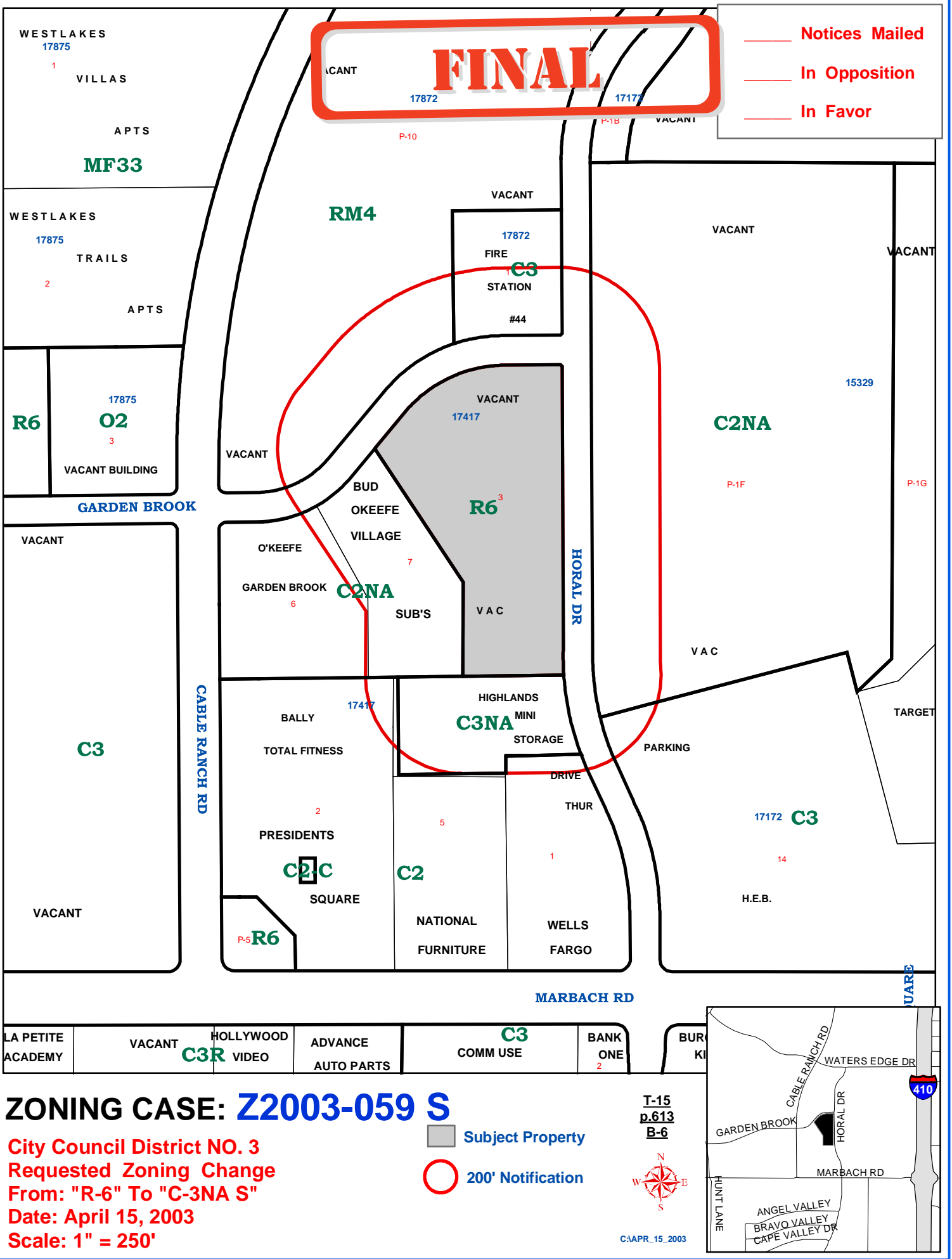
Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "C-2 NA" Commercial District, Nonalcoholic Sales. The subject property is adjacent to "C-3 NA" Commercial District, Nonalcoholic Sales to the south (existing mini-storage facility), "C-3" Commercial District and "RM-4" Residential Mixed District across Garden Brook to the north, "C-2 NA" Commercial District, Nonalcoholic Sales to the west and across Horal Drive to the east. The "C-2 NA" Commercial District, Nonalcoholic Sales would be appropriate at this location. The "C-3 NA" Commercial Non-alcoholic Sales District is encouraged at intersections of

CASE MANAGER: Pedro Vega 207-7980



CASE NO Z2003065

Final Staff Recommendation - Zoning Commission

Richard Ramirez 207-5018

Date: April 15, 2003

Council: 1

Ferguson: 616 1D

FINAL

Applicant:

City of San Antonio

Owner:

Multiple Property Owners

Zoning: To establish a Neighborhood Conservation District 2 (NCD-2) Overlay District.

Property: An area generally bounded by West Myrtle to the south, San Pedro to the east, Hilderbrand to the north and the Union Pacific Railroad tracks to the west.

As per exhibit map

Proposal: To establish a Neighborhood Conservation District

Neighborhood Association: Alta Vista Neighborhood Association

Neighborhood Plan: Midtown Neighborhood Plan

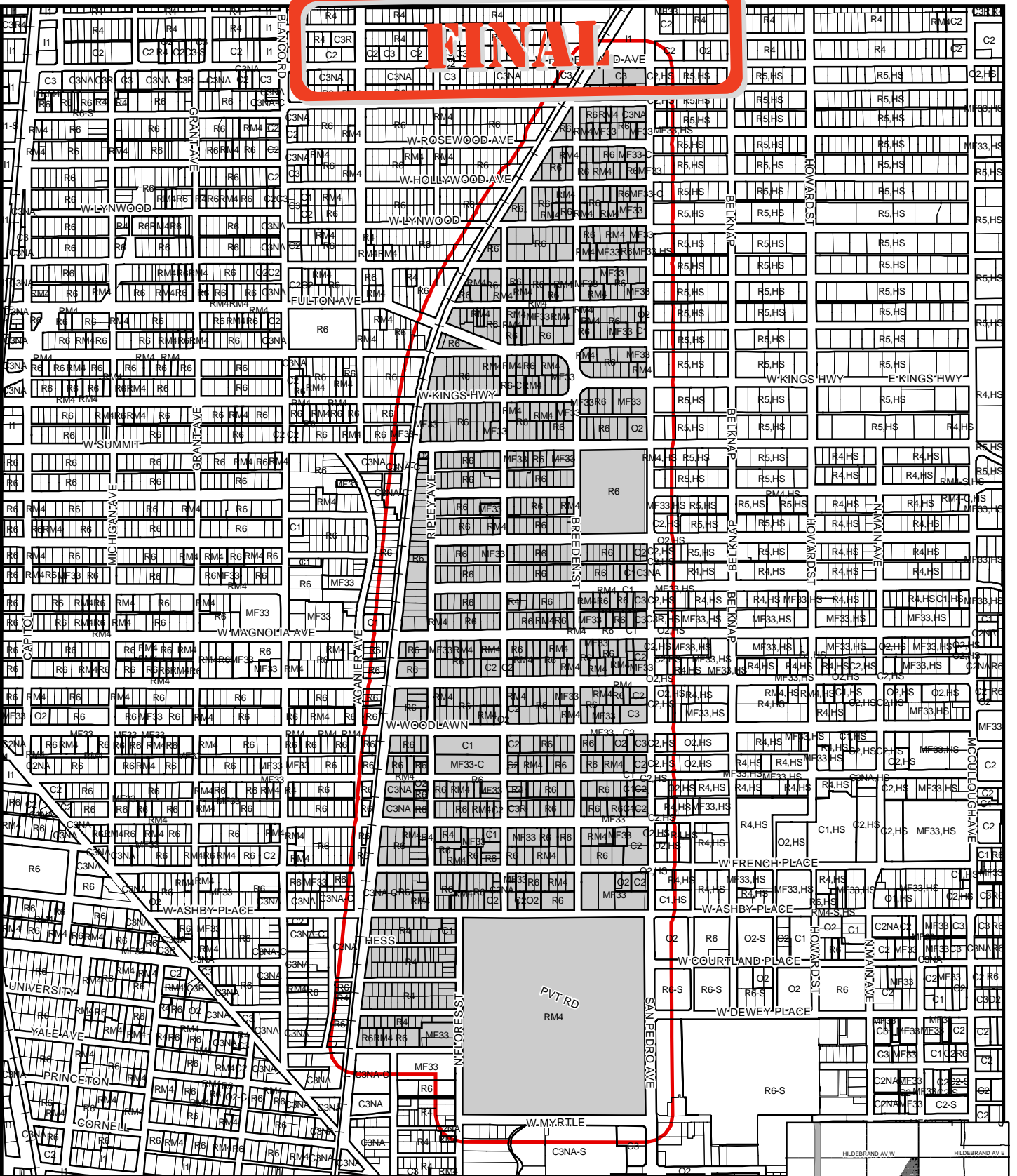
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Midtown Neighborhood Plan recommends the establishment of a Neighborhood Conservation District. The Alta Vista Neighborhood meets the requirements for a Neighborhood Conservation District. The Neighborhood Conservation District will address neighborhood sustainability through compatible new construction and rehabilitation.

CASE MANAGER: Richard Ramirez 207-5018

FINAL



ZONING CASE: Z2003-065

City Council District No. 1

Requested Zoning Change

To Establish a Conservation District (NCD-2)

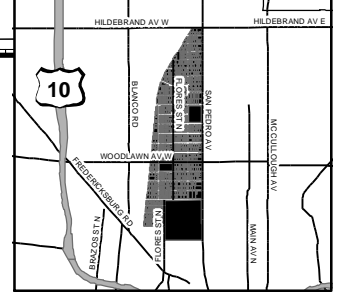
Date: April 15, 2003

Scale: 1" = 1000'

Subject Property

200' Notification

Alta Vista Zoning



CASE NO Z2003067

Final Staff Recommendation - Zoning Commission

Pedro G. Vega 207-7980

Date: April 15, 2003

Council: 1

Ferguson: 616 F5

FINAL

Applicant:

City of San Antonio

Owner:

Lansdowne Investments LTD, Edgar K and Maxine M
Markwardt, Arthur Veltman Jr, James and Patricia
Doolittle, Eileen B Biering ETAL, Betty Jean

Zoning: To designate The Alamo Viewshed Protection District

Property: Boundaries-A brass disk monument has been placed in Alamo Plaza in front of the Alamo chapel at coordinates N13702680.0759 and E213939.4520 (feet) NAD-83 coordinates. It has been named VP-1. Alamo Viewshed. From disk VP-1. Alamo Viewshed at elevation 663.23 feet the horizontal viewshed angle shall be 35%40' 22" and the vertical angle shall be 9%30' 18". Viewshed lines from the horizontal and vertical angles shall extend in an eastwardly, southeastwardly, and northeastwardly direction to the rear of the viewshed protection district which shall be Interstate 37. (See attached map)

Proposal: To protect the historic view of the Alamo from a specific point and regulates heights of structures within the viewshed area located directly behind the Alamo.

Neighborhood Association: Downtown Residents Association

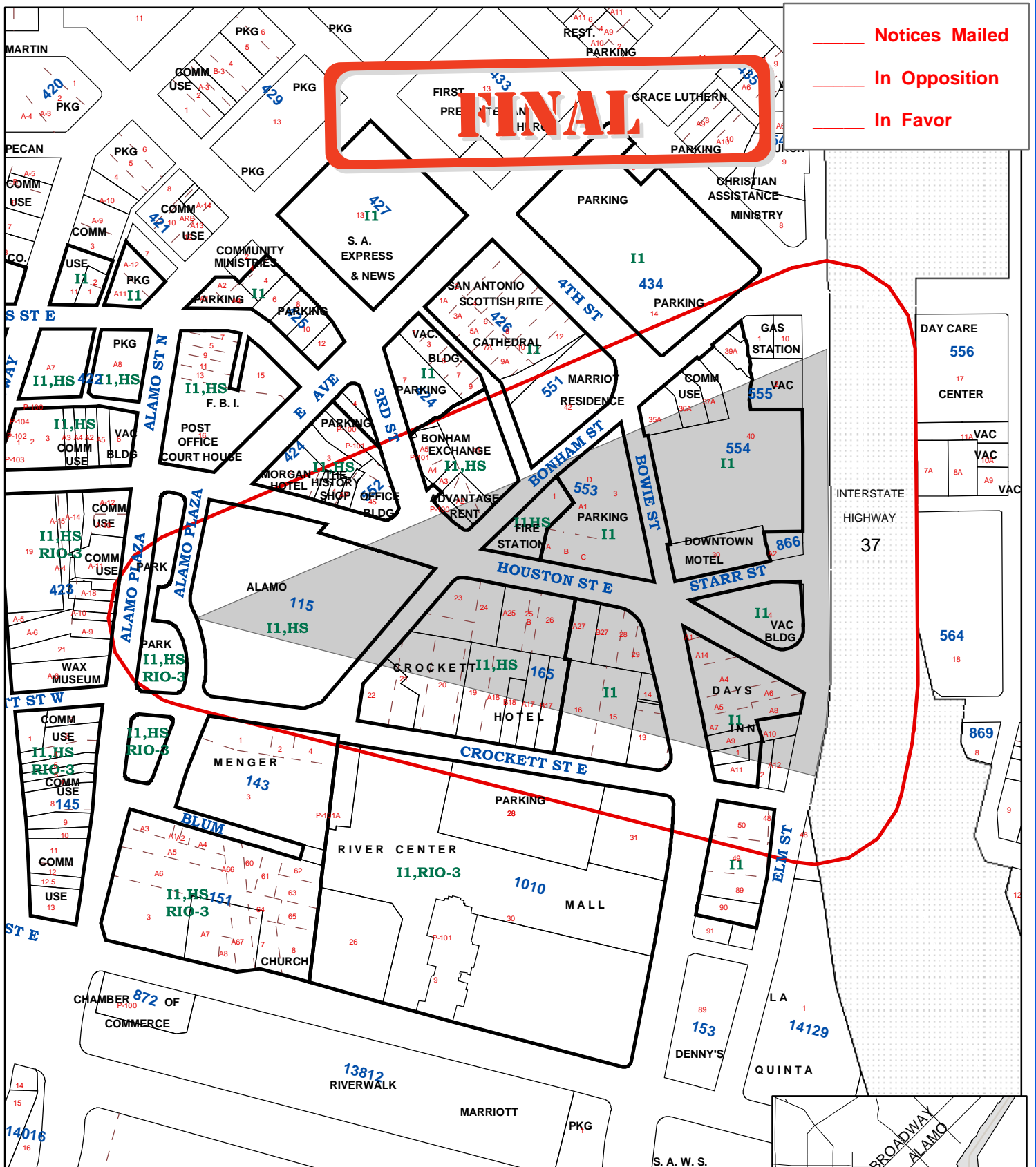
Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The overlay district protects the historic view of the Alamo from a specific point and regulates heights of structures within the viewshed area located directly behind the Alamo. The Alamo Viewshed Protection District is important to the City of San Antonio, its people and its economy.

CASE MANAGER: Pedro G. Vega 207-7980



ZONING CASE: Z2003-067

City Council District NO. 1
Requested Zoning Change
To "Alamo Viewshed Protection District"
Date: April 15, 2003
Scale: 1" = 300'

Subject Property
200' Notification

